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APPLICATION for SPECIAL USE PERMIT # 2009-0019

PROPERTY LOCATION: 75 Bragg Street

TAX MAP REFERENCE: 46.02-01-08 ZONE: OCM(100)

APPLICANT Name: Ethiopian Orthodox Tewahdo Hamere Nahe Kidane Mehret Church

Address: 75 S. Bragg Street, Alexandria, Virginia 22312

PROPERTY OWNER Name: Ethiopian Orthodox Tewahdo Hamere Nahe Kidane Mehret Church

Address: 75 S. Bragg Street, Alexandria, Virginia 22312


PROPOSED USE: Special Use Permit Amendment for Off-Street Parking within 300 feet of Church.

THE UNDERSIGNED hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 11-500 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

THE UNDERSIGNED, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notices on the property for which this application is requested, pursuant to Article XI, Section 11-301(B) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

THE UNDERSIGNED hereby attests that all of the information herein provided and specifically including all surveys, drawings, etc., required to be furnished by the applicant are true, correct and accurate to the best of their knowledge and belief. The applicant is hereby notified that any written materials, drawings or illustrations submitted in support of this application and any specific oral representations made to the Planning Commission or City Council in the course of public hearings on this application will be binding on the applicant unless those materials or representations are clearly stated to be non-binding or illustrative of general plans and intentions, subject to substantial revision, pursuant to Article XI, Section 11-207(A)(10), of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

Mary Catherine Gibbs
Print Name of Applicant or Agent


Signature

HART, CALLEY, GIBBS & KARP, P.C.
Mailing Address

(703) 836-5757 (703) 548-5443
Telephone # Fax#

307 N. Washington St., Alex. VA 22314
City and State Zip Code

March 23, 2009
Date

DO NOT WRITE BELOW THIS LINE - OFFICE USE ONLY

Application Received: _____ Date & Fee Paid: _____ \$ _____

ACTION - PLANNING COMMISSION: _____

ACTION - CITY COUNCIL: _____

All Applicants must complete this form. Supplemental forms are required for child care facilities, restaurants, automobile oriented uses and freestanding signs requiring special use permit approval.

1. The Applicant is (*check one*) ☒ the Owner ☐ Contract Purchaser
☐ Lessee or ☐ Other: _____ of the subject property.

State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership in which case identify each owner of more than ten percent.

N/A

If property owner or applicant is being represented by an authorized agent such as an attorney, realtor, or other person for which there is some form of compensation, does this agent or the business in which the agent is employed have a business license to operate in the City of Alexandria, Virginia?

☒ Yes. Provide proof of current City business license.

☐ No. The agent shall obtain a business license prior to filing application, if required by the City Code.

2. Submit a floor plan and a plot plan with parking layout of the proposed use. One copy of the plan is required for plans that are 8 1/2" x 14" or smaller. Twenty-four copies are required for larger plans or if the plans cannot be easily reproduced. The planning director may waive requirements for plan submission upon receipt of a written request which adequately justifies a waiver. This requirement does not apply if a Site Plan package is required.

The Applicant respectfully submits that this application is merely requesting an amendment to an existing S.U.P, for which a floor plan and plot plan should not be required. However, Applicant will provide the above in the future if required.

NARRATIVE DESCRIPTION

4. The applicant shall describe below the nature of the request in detail so that the Planning Commission and City Council can understand the nature of the operation and the use, including such items as the nature of the activity, the number and type of patrons, the number of employees, the hours, how parking is to be provided for employees and patrons, and whether the use will generate any noise. (Attach additional sheets if necessary.)

The Ethiopian Orthodox Tewahdo Hamere Nahe Kidane Mehret Church ("the Church") has been located at the 75 S. Bragg Street property since 2001, when the initial SUP for parking within 300 feet was approved. At that time, they were a new church and were just getting established in our community. They continue to have an agreement with the Days Inn across the street for parking on Sundays. However, they are a victim of their own success and now would like to increase the number of members they can have at their church services to 200 from the 72 they were limited to initially. The property has 20 spaces on site now, so they would need 20 other spaces on the Days Inn Property to accommodate the number of members they seek. They currently have an agreement with Days Inn for 20 spaces on their site on Sundays, and they regularly tell their members not to park on the street. They will continue to do so in a more emphatic way. They have also looked into a parking agreement with the office next door for additional spaces. The Church, therefore, seeks the City's permission, pursuant to § 8-200(C)(4), for an S.U.P. to continue to use the spaces on The Days Inn property as part of its required parking.

Additionally, according to Ethiopian tradition, Sunday services begin as early as 6:00 a.m., so we would ask that the approved S.U.P. reflect that in condition #3.

USE CHARACTERISTICS

4. The proposed special use permit request is for: (check one)

☐ a new use requiring a special use permit,

☐ a development special use permit,

☐ an expansion or change to an existing use without a special use permit,

☒ an expansion or change to an existing use with a special use permit,

☐ other. Please describe: S.U.P. to use parking spaces within 300 feet.

5. Please describe the capacity of the proposed use:

A. How many patrons, clients, pupils and other such users do you expect? Specify time period (i.e., day, hour, or shift).

Up to 200 seats for Sunday services.

B. How many employees, staff and other personnel do you expect? Specify time period (i.e. day, hour, or shift).

One employee - shifts vary during the week, and Sunday services from 6:00 a.m to 3:00 pm.

6. Please describe the proposed hours and days of operation of the proposed use:

Day:

Hours:

Sundays 6:00 a.m to 3:00 p.m.

7. Please describe any potential noise emanating from the proposed use:

A. Describe the noise levels anticipated from all mechanical equipment and patrons.

Normal noise associated with worship services and limited office use evenings.

B. How will noise from patrons be controlled?

N/A.

8. Describe any potential odors emanating from the proposed use and plans to control them:

N/A

9. Please provide information regarding trash and litter generated by the use:

A. What type of trash and garbage will be generated by the use?

Normal type generated by worship use and limited office.

B. How much trash and garbage will be generated by the use.?

Normal amount.

C. How often will trash be collected?

On an as needed basis, private pick-up is ordered by the Church.

D. How will you prevent littering on the property, streets and nearby properties?

Regular review of the site by the members of the congregation.

10. Will any hazardous materials, as defined by the state or federal government, be handled, stored, or generated on the property?

☐ Yes. ☒ No.

If yes, provide the name, monthly quantity, and specific disposal method below:

11. Will any organic compounds, for example, paint, ink, lacquer thinner, or cleaning or degreasing solvent, be handled, stored, or generated on the property?

[] Yes. [X] No.

If yes, provide the name, monthly quantity, and specific disposal method below:

12. What methods are proposed to ensure the safety of residents, employees and patrons?

Normal precautions will be taken by members of the congregation to ensure their safety and the safety of their sanctuary.

ALCOHOL SALES

13. Will the proposed use include the sale of beer, wine, or mixed drinks?

[] Yes. [X] No.

If yes, describe alcohol sales below, including if the ABC license will include on-premises and/or off-premises sales. Existing uses must describe their existing alcohol sales and/or service and identify any proposed changes in that aspect of the operation.

PARKING AND ACCESS REQUIREMENTS

14. Please provide information regarding the availability of off-street parking:

- A. How many parking spaces are required for the proposed use pursuant to section 8-200 (A) of the zoning ordinance?

40 (1 per five seats - 200 seats)

- B. How many parking spaces of each type are provided for the proposed use:

20 Standard spaces

 Compact spaces

 Handicapped accessible spaces.

 Other.

- C. Where is required parking located? [20] on site [20] off-site (*check one*)

If the required parking will be located off-site, where will it be located?

Within 300 feet at The Days Inn

Pursuant to section 8-200 (C) of the zoning ordinance, commercial and industrial uses may provide off-site parking with 500 feet of the proposed use, provided that the off-site parking is located on land zoned for commercial or industrial uses. All other uses must provide parking on-site, except that off street parking may be provided within 300 feet of the use with a special use permit.

- D. If a reduction in the required parking is requested, pursuant to section 8-100(A)(4) or (5) of the zoning ordinance, complete the PARKING REDUCTION SUPPLEMENTAL APPLICATION.

15. Please provide information regarding loading and unloading facilities for the use:

- A. How many loading spaces are required for the use, per section 8-200 (B) of the

zoning ordinance? 0

- B. How many loading spaces are available for the use? N/A

- C. Where are off-street loading facilities located? N/A

D. During what hours of the day do you expect loading/unloading operations to occur?

N/A

E. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?

N/A

16. Is street access to the subject property adequate or are any street improvements, such as a new turning lane, necessary to minimize impacts on traffic flow?

Street access is adequate.

SITE CHARACTERISTICS

17. Will the proposed uses be located in an existing building? ☒ Yes. ☐ No.

Do you propose to construct an addition to the building? ☐ Yes. ☒ No.

How large will the addition be? _____ square feet.

18. What will the total area occupied by the proposed use be?

1815 sq. ft. (existing) + _____ sq. ft. (addition if any) = 1815 sq. ft. (total)

21. The proposed use is located in (*check one*):

☐ a stand alone building ☒ a house located in a residential zone ☐ a warehouse

☐ a shopping center. Please provide name of the center: _____

☐ an office building. Please provide name of the building: _____

☐ other, please describe: _____

Sup 9009-009

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conc. PAD

RESIDENTIAL
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